FINAL

Town of Gander
Municipal Plan 2019 – 2029
Municipal Plan

Submitted to:

Town of Gander

100 Elizabeth Drive
Gander, NL
A1V 1G7

Submitted by:

Wood Environment & Infrastructure Solutions,
a Division of Wood Canada Limited

133 Crosbie Road
PO Box 13216
St. John's, NL A1B 4A5

7 June 2021
Wood Project #: TF1770707

IMPORTANT NOTICE

This report was prepared exclusively for Town of Gander by Wood Environment & Infrastructure Solutions, a Division of Wood Canada Limited (Wood). The quality of information, conclusions and estimates contained herein is consistent with the level of effort involved in Wood's services and based on: i) information available at the time of preparation, ii) data supplied by outside sources and iii) the assumptions, conditions and qualifications set forth in this report. This report is intended to be used by Town of Gander only, subject to the terms and conditions of its contract with Wood. Any other use of, or reliance on, this report by any third party is at that party's sole risk.

Urban and Rural Planning Act 2000
Resolution to Adopt

Town of Gander Municipal Plan, 2019 - 2029

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Gander adopts the Gander Municipal Plan, 2019-29.

Adopted by the Town Council of Gander on the 14th day of October 2020.

Signed and sealed this 7th day of June 2021.

Mayor: _____
Percy Farwell

(Council Seal)

Clerk: _____
Brad Hefford

Canadian Institute of Planners Certification

I certify that the attached Municipal Plan has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

_____
John Baird, MCIP

(MCIP Seal)

JOHN D. BAIRD
CANADIAN INSTITUTE OF PLANNERS
INSTITUT CANADIEN DES URBANISTES
MCIP MICU

Urban and Rural Planning Act 2000
Resolution to Approve

Town of Gander Municipal Plan, 2019 - 2029

Under the authority of Section 16, Section 17, and Section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Gander

(a) Adopted by the Gander Municipal Plan on the 14th day of October 2020.

(b) Gave notice of the adoption of the Gander Municipal Plan by advertisement posted on the Town's website from October 15 to November 6, 2020 and again from November 9 to November 27, 2020.

(c) Set the 5th day and 26th day of November 2020 at the Albatross Hotel, Gander for the holding of public hearings to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act* 2000, the Town Council of Gander approves the Gander Municipal Plan with the following changes.

- A change from the Residential designation to the Open Space designation to create a greenspace buffer between existing residential homes and future development in various locations of the Spruce Court subdivision.
- A realignment between the Open Space and Commercial designations to accommodate a change in the route of the Newfoundland T'Railway north of Roe Avenue.

SIGNED AND SEALED this 7th day of June 2021.

Mayor: _____
Percy Farwell

(Council Seal)

Clerk: _____
Brad Hefford

Municipal Plan
~~Development Regulations~~
REGISTERED
Number 1760-2021-000
Date August 30, 2021
Signature _____

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF GANDER MUNICIPAL PLAN

2019 - 2029

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

TOWN OF GANDER MUNICIPAL PLAN

2019 - 2029

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1.0 INTRODUCTION

This section provides general information on the Town of Gander's Municipal Plan and Development Regulations.

1.1 Purpose of the Plan

The Gander Municipal Plan is a comprehensive policy document to manage development and growth within the Town of Gander Municipal Planning Area over the ten-year planning period 2019-2029. The Plan repeals and replaces the Gander Municipal Plan 2019-2029. This document has been prepared in compliance with the *Urban and Rural Planning Act, 2000*, (also referred to as the *Act*).

1.2 Plan Preparation

The Plan was drafted following a comprehensive review of the former Municipal Plan and Development Regulations and engagement with Council, staff, appropriate government agencies and public participation. Relevant planning issues have been reviewed as required under the *Act*, including a study of land use, population change, economic and social issues, transportation, municipal services and environmental issues.

The Plan guides the future growth and physical improvement of the Town by identifying locations and policies for various types of land use development. The Municipal Plan provides the basis for the Land Use, Zoning and Subdivision Regulations (generally referred to as the Development Regulations), which Council will administer through subdivision approvals and development permits. The Municipal Plan authorizes Council to prevent the undertaking of any development that contravenes a policy stated in the Municipal Plan.

1.3 Contents of the Municipal Plan

The Municipal Plan, comprising this document and the accompanying Future Land Use Maps, constitutes a legal document pursuant to the *Urban and Rural Planning Act, 2000*. It contains:

- The aims of Council (goals and objectives).
- Land use policies for future development.
- Future Land Use maps, which allocate land for future development, environmental protection and natural resource uses.

The Background Report in Section 2.0 describes conditions in the Town at the time the Municipal Plan was prepared and provides the rationale behind policies contained in the Municipal Plan. The Background Report does not form part of the legal document.

1.4 Municipal Plan Administration

After Ministerial approval of the Gander Municipal Plan was published in the *Newfoundland and Labrador Gazette*, the Plan became binding upon Council and all other persons, corporations and organizations. Council administers the Municipal Plan by carrying out the Plan's policies. This is done in several ways:

- By preparing and implementing the Development Regulations,
- By issuing development permits to applicants wishing to subdivide land, erect a building, or change the use of a building or land, or conversely, refusing to issue permits for developments that are not in accordance with the Plan and

- By adopting or approving development schemes, concept plans, comprehensive plans and so forth.

In accordance with Section 25 of the *Act*, Council may make amendments to this Plan and Development Regulations at any time. Amendments will be brought into effect by the same process used to bring the Municipal Plan into effect. Sections 14 to 25 apply to an amendment to the Plan and Development Regulations.

1.5 Interpretation

In this Municipal Plan:

- "Council" means the Council of the Town of Gander.
- "Development Regulations" mean the Gander Land Use Zoning and Subdivision Regulations.
- "Municipal Planning Area" means the Gander Municipal Planning Area.
- "Town" means the Town of Gander.

The boundaries between the different land use designations in the Municipal Plan are meant to be general, except where the boundary is delineated by a road or other prominent feature in which case it defines the exact limits between each designation.

In accordance with Section 108 of the *Act*, nothing in the Plan will affect the continuance of land uses that were lawfully established on the date that this Plan came into effect.

2.0 GOALS AND OBJECTIVES

This section outlines the Town's planning goals and objectives for the 2019-2029 period. A goal is a desired state, which reflects the long-term intent of Council and relates to a major area of interest or concern. An objective is a short-range step towards achieving the goal. In this context, an objective is an outcome or output desired by Council in less than 10-years.

2.1 Community Structure and Character

Goal:

- Encourage a growth structure for Gander that ensures orderly development, efficient development and use of municipal services, compatibility between land uses, avoidance of sprawl and retention of the Town's attractive natural and built features.

Objectives:

- Encourage and facilitate new development through infilling along existing serviced streets, as well as through new streets built in close proximity to existing streets and infrastructure.
- Conserve and protect environmentally important and sensitive areas including water supply areas, river and lake shorelines, ponds, streams, wetlands, steep slopes and visually significant features.
- Encourage lot layout designs that are efficient in the use of municipal infrastructure and sensitive to the existing physical form and character of the community.
- Encourage preservation and maintenance of heritage areas and buildings.
- Improve land and building accessibility standards to facilitate mobility by disabled and elderly residents.

2.2 Economic Growth and Development

Goal:

- Encourage diversified and balanced economic development that fosters employment opportunities, promotes a high quality of life, contributes financially to the municipality and protects the environment.

Objectives:

- Foster the economic growth of Gander particularly in regard to the potential for industrial development, tourism, retail sales and services, air and road transportation services and housing development.
- Build on Gander's economic strengths and opportunities as a conference and event destination and the travel and transportation hub of Central Newfoundland, particularly with respect to Gander Airport and its status as a provincial gateway.
- Ensure the ongoing viability and improvement of major sectors and employers including GIAA, NavCanada, Central Health, government services and the retail sector.
- Encourage continued diversification of the local economy though the attraction of new businesses and support of existing businesses.
- Encourage and accommodate compatible commercial, industrial and tourism opportunities in suitable locations.

- Allocate good quality land in desirable locations for a range of business activities.
- Allow for compatible mixed development of residential, commercial, industrial, institutional and recreational land uses.
- Promote Gander as an attractive place to live, drawing upon its advantageous location, commercial and community services and recreational amenities.
- Support resources and activities that enhance tourism such as the preservation and development of trails, shorelines, heritage sites and visitor facilities.
- Encourage home occupations that fit with the neighbourhood character and do not impinge on the reasonable enjoyment of neighbouring residential properties.

2.3 Environment

Goal:

- Conserve, protect and enhance important and sensitive environmental resources.

Objectives:

- Provide municipal services at environmentally acceptable standards.
- Conserve, protect and enhance important and sensitive environmental resources, including lakes, streams, wetlands, riparian areas, steep slopes and scenic vistas.
- Protect the Gander drinking water supply from land uses and activities that could negatively affect water quality and quantity.
- Reduce stormwater flows, erosion and impacts on receiving waters by improving how runoff is managed in developed and developing areas.
- Limit development in wetland and flood risk areas.

2.4 Health and Social Well-Being

Goal:

- Provide for the welfare of all Gander residents by addressing basic human needs, community services and quality of life.

Objectives:

- Promote opportunities to meet the needs of residents for food, shelter, health care, education, employment, income and safety.
- Promote access to childcare, youth programs and family services.
- Facilitate the housing needs of residents of all ages, income levels and physical and mental abilities (also see Section 2.5).
- Enhance Gander as an accessible and age-friendly community by improving development standards for the mobility needs of disabled and elderly residents.
- Promote opportunities for inclusion of low-income and disadvantaged residents into all aspects of community life.

2.5 Housing

Goals:

- Promote and facilitate adequate housing for all residents regardless of age, income, abilities and family status.
- Ensure development proceeds in a way that maintains a pleasant residential environment.

Objectives:

- Allocate sufficient residential land to meet anticipated requirements for the next ten years.
- Protect residential quality of life and property values.
- Accommodate a range of housing types to satisfy market needs and ensure affordable housing is available for residents of different income levels, age groups, family structures and abilities.
- Manage residential development in a manner that preserves and protects sensitive environments and public open space.
- Encourage development of single, double and multi-unit housing in appropriate locations through infilling along existing streets, new subdivisions and adaptive reuse of existing buildings in mixed-use areas.

2.6 Transportation

Goal:

- Maintain an efficient transportation network to serve motorized and non-motorized transportation needs in Gander.

Objectives:

- Maintain safe and efficient access to all residential developments, commercial establishments and recreational areas.
- Ensure new development provides for traffic circulation that avoids congestion and hazardous intersections.
- Ensure the needs of disabled and elderly residents are appropriately addressed in the planning and design of streets, sidewalks, crosswalks, parking areas and trail systems.
- Ensure main traffic arteries do not become overly congested to reduce traffic efficiency and safety for pedestrians and motorists.

2.7 Open Space and Recreation

Goal:

- Maintain built facilities and natural areas to accommodate a range of active and passive recreational needs of Gander residents.

Objectives:

- Encourage public participation in the planning of open space and conservation lands.
- Encourage and support recreational groups and community organizations in organizing sports, recreation

and festival activities and events.

- Protect and enhance Gander's trail network for the recreational enjoyment and safety of non-motorized and motorized users.
- Protect and enhance public access to the Town's freshwater shorelines.

2.8 Culture and Heritage

Goal:

- Develop and protect the Town's cultural and natural heritage.

Objectives:

- Support efforts to showcase Gander's history and culture.
- Protect and enhance sites and buildings important to showcasing the Town's built and natural heritage, including the old Townsite, the historic airport terminal, key lookout sites and nature trails.

2.9 Capital Works

Goals:

- Provide an acceptable and consistent level of water, sewer and storm sewer services.
- As much as possible, utilize existing capacity prior to investing in new streets and municipal infrastructure.

Objectives:

- Maintain a municipal water system capable of providing domestic water and fire flows to all feasible areas.
- Provide a system of sanitary sewer trunk mains, local service lines and wastewater treatment capable of accommodating existing and future sewage flows.
- Improve stormwater management to control erosion and protect properties, watercourses and environmentally sensitive areas.
- As much as possible, ensure the Town's long-term physical growth remains contiguous to existing streets and infrastructure.

2.10 Governance

Goals:

- Provide municipal services and administration effectively, efficiently and equitably to all residents within the fiscal capacity of the Town.
- Collaborate with other levels of government, community organizations and the business community to facilitate opportunities to improve local governance and municipal services.

Objectives:

- Encourage public interest and participation in municipal governing processes, including Council elections, committee activities and public participation in decision-making.
- Deliver municipal administration and services effectively, efficiently, openly and within the Town's fiscal

capacity.

- Ensure the Town is governed in compliance with relevant legislation such as the *Municipalities Act* and the *Urban and Rural Planning Act, 2000*.

2.11 Municipal Finance

Goal:

- Manage municipal expenditures and revenues to provide municipal services within a framework of long-term financial stability.

Objectives:

- Manage municipal expenditures and debt burdens in a prudent manner according to the Town's capacity.
- Encourage an enlarged economic base in the Town to generate additional tax revenues.
- Ensure that growth-related capital costs for new developments do not place an undue burden on residents.

3.0 COMMUNITY WIDE POLICIES

This section provides the policy framework for the planning of Gander as expressed in the Goals and Objectives outlined in Section 2.0.

3.1 Policy Framework

The overriding thrust of the Municipal Plan is to ensure the continuance of a vibrant, efficient and sustainable community and to maintain the Town's attractive character based on a compatible mix of built-up land uses and green space. It is important to provide continuity with the past, achieve the Town's development vision, maintain a distinct identity and contribute to environmental, economic, social and financial sustainability.

To accomplish the overall intent of the Plan, the following policy initiatives are put forward:

(1) Areas that can be developed and serviced at the most reasonable long-term costs to the Town will be given priority for the Town's growth and expansion. Highest priority is placed on the infilling of vacant land along serviced streets. Second priority is placed on areas that are affordably close to existing streets and piped services. Development will be restricted in areas that would entail prohibitive or unnecessary costs to develop and maintain new infrastructure and provide services.

(2) Prominent features that help to preserve community character, such as heights of land, waterfronts, open space and scenic vistas, will be preserved.

(3) A high standard will be maintained for both the natural and built environments, particularly the protection of environmentally sensitive resources such as shorelines, wetlands, steep slopes, archaeological resources and historic areas.

(4) Streets and infrastructure will be designed to achieve a high standard with respect to safety, traffic and pedestrian mobility, water and sewer distribution and ease of maintenance.

(5) Capital works will be undertaken in an efficient, financially prudent and environmentally sustainable manner.

3.2 General Land Use Policies

This section provides information on general land use policies that apply to all areas of the Town of Gander.

3.2.1 General Layout of Town

(1) Council will encourage the consolidation of development in areas that are economical to connect to existing roads and service with water and sewer.

(2) Council will give priority to infilling vacant serviced land over the development of new streets and infrastructure.

(3) Council may refuse proposed developments in locations where municipal services are inadequate or it would be uneconomic to provide and maintain municipal services.

(4) Council will require land developments to include reasonable measures to reduce stormwater runoff from the site, including as necessary the setting-aside of green areas for stormwater control and infiltration.

(5) Council will work with the Gander International Airport Authority and Transport Canada to facilitate municipal expansion into adjacent Airport lands.

3.2.2 Compatibility of Uses

As much as possible, Council will ensure that new developments will not negatively affect existing land uses through the creation of hazards or nuisances such as noise, dust, odour, congestion, or unsightly appearance.

3.2.3 Non-Conforming Uses

In accordance with the *Urban and Rural Planning Act, 2000*, a use of land that legally existed at the time of the registration of this Municipal Plan shall be allowed to continue irrespective of its conformity to the Plan or Development Regulations. Specific provisions concerning legal non-conforming uses are set out in the Development Regulations.

3.2.4 Land Development and Subdivision Proposals

General policies apply to all land development and subdivision proposals in Gander.

Site Suitability

When reviewing a proposed land development, the site's suitability in terms of soils, geology, location of watercourses and wetlands, steepness of grades and overall environmental sensitivity will be considered. When considering approval, Council will ensure that the development will have minimal negative effects on water resources and surrounding properties.

Professional Review

If in Council's opinion, a proposed development could result in undesirable environmental effects, high infrastructure and servicing costs, or constraints to the development of nearby properties, Council may require an assessment of the proposed development by a certified engineer.

Among other matters, the review shall evaluate the adequacy of proposed site grading, drainage, stormwater control and landscaping, as well as the potential of the development to negatively affect nearby properties and bodies of water due to storm drainage, erosion, or pollution.

Land Needed for Environmental Protection

When approving a development, Council may require portions of the proposed site to be set aside from development or vegetation clearing in order to reduce adverse environmental effects and control stormwater drainage and erosion. Council's authority to require land to be set aside for environmental purposes derives from Section 13(3) of the *Urban and Rural Planning Act 2000*. Land needed for such purposes will not be included in the calculation of land for public use as set out in Section 37(1) of the *Act*.

Land for Public Use

In accordance with Section 37 of the *Act*, for each subdivision approval, Council shall require the developer to convey an area of land to the Town for open space or other public use. This conveyance would be equal to up to ten per cent of the gross area of the land to be developed. Land to be set aside must be high quality land suitable for the purpose.

Coordination with Surrounding Development

Subdivisions and other developments will be coordinated with surrounding existing and proposed developments, the street network and municipal infrastructure. Such developments may be required to provide for access to adjacent undeveloped lands.

Special precautions and mitigations will be taken to ensure new developments will not cause undue congestion and/or safety problems along collector and arterial roads. In particular, development proposals in the vicinity of Cooper Boulevard, Magee Road and the Trans Canada Highway will be evaluated to ensure congestion and safety issues are avoided or minimized.

Municipal Services and Access

The scale of new development must be appropriate with the provision of municipal services and street access. Council will ensure that a new development will make efficient use of existing streets and infrastructure and will not create unreasonable servicing demands or costs. If Council deems that a proposed development cannot be efficiently connected to or service by existing infrastructure, it will refuse the development.

Public Input

Council will seek input from nearby residents and landowners where it deems the development might have possible significant effects on the surrounding area.

Council Decision

Council will review each development application on a case by case basis and may:

(1) Approve the development as proposed,

(2) Approve the development subject to certain terms or conditions,

(3) Defer a decision subject to more detailed information or requested modifications to the proposal, or

(4) Not approve the development if it deems that it would be unsuitable for the location, would be prohibitively expensive to service or maintain, or would create environmental or other problems that cannot be sufficiently corrected or mitigated.

Subdivision Agreement

Council shall require an applicant to enter into a subdivision agreement with the Town as a condition of approval.

3.2.5 Consolidation and Infill of Serviced Areas

(1) Council will encourage intensification of development in areas that are accessible to piped water and sewer services. This can occur through infilling of vacant land along existing roads and keeping new street development in close proximity to existing infrastructure.

(2) Site plans for infill development and land use intensification must meet the approval of Council. Developments must be compatible with the existing neighbourhood character and in accordance with Council's development standards with respect to lot size, frontages, road widening, alignments, installation of municipal services, environmental protection, retention of open space and matters concerning current or

future public works.

(3) Gander's best opportunity for efficient physical growth is toward the northeast, however this land is located with Gander Airport boundaries. Other options for contiguous expansion are limited by natural constraints, particularly extensive wetlands to the west and northwest.

3.2.6 Public Streets

Subject to conditions to mitigate environmental impacts, new public streets are generally permitted in all areas except within the Environmental Protection and Floodway designations.

3.2.7 Public Access to Watercourses

Council will ensure that sufficient and appropriate public access is maintained to Gander Lake and other watercourses provided that such access does not unreasonably impinge on the use and enjoyment of abutting private lands. As Gander Lake is a protected water supply under the *Water Resources Act* any developments are subject to review and permitting under the *Act*.

3.2.8 Adaptive Re-use of Existing Buildings and Properties

Council will encourage the adaptive reuse of existing buildings and properties for land uses that are permitted within the designation and would be compatible with nearby existing land uses. The older downtown area will be a special target for such efforts.

3.2.9 Heritage and Archaeological Resources

(1) Council will encourage the preservation of individual sites and buildings that have archaeological or heritage significance.

(2) Archaeological sites are protected under the *Historic Resources Act*. If a development application is received in the vicinity of a known site, it will be referred to the Provincial Archaeology Office for comments before approval is granted. If a new site is discovered, development will be interrupted and the Provincial Archaeology Office will be consulted on whether or how the development should be permitted to proceed.

3.2.10 Discretionary Uses

Council may decide that a land use should be set out as a discretionary use in a particular zone in the Development Regulations, where:

(1) the suitability of the use is not clear and may depend on the land use characteristics and circumstances of individual locations within the zone,

(2) Council determines that the use could negatively affect the predominant uses of the zone and, in order to mitigate this impact, it would be desirable to consult with the public prior to issuing, issuing subject to conditions, or refusing a development permit, or

(3) it is necessary to attach conditions to an approval to ensure that the use is developed in a way that is compatible with nearby uses and the predominant uses of the zone.

3.2.11 Mineral and Petroleum Exploration

(1) Subject to other provisions of this Municipal Plan, mineral and petroleum exploration that is not classed as a development (by virtue of drilling, appreciable ground disturbance, or construction of access roads) may be permitted anywhere in the Planning Area, provided that the Town is given previous notice.

(2) In accordance with Sections 12 and 13 of the *Mineral Act*, no exploration of any type will be permitted on privately owned land without the consent of the landowner.

(3) Mineral and petroleum exploration that is classed as a development may be permitted in certain designations, provided that adequate provision is made for environmental protection, site reinstatement, landscaping, buffering, or mitigations of impacts on residential, commercial, industrial, institutional and recreational areas.

(4) Mineral and petroleum exploration will be permitted only if all necessary Provincial approvals have been obtained.

3.2.12 Mineral Working

(1) Mineral working operations, where permitted, will be subject to terms and conditions to minimize impacts on environmentally sensitive areas and nearby existing development.

(2) Mineral working operations will take measures to minimize negative impacts on water resources and other sensitive environmental resources.

3.2.13 Forest Resources and Trees

(1) Forests will be preserved and protected for the production of timber-based products as well as the realization of important non-timber values such as fish and wildlife habitat, water quantity and quality, biodiversity, scenery, recreation and tourism.

(2) Harvesting of forests and trees will respect the Town's objectives for environmental protection, preservation of scenery, outdoor recreation, stormwater control and drinking water protection.

(3) In order to preserve a site’s natural characteristics and attractiveness for development, Council may restrict, or set conditions on, tree removal in areas planned for future residential development.

3.2.14 Utilities

Utility Easements and Facilities

Utility facilities such as transmission lines, stormwater drains, water and sewer pipes and treatment facilities, energy generation facilities and pollution control devices, will be permitted in most land use designations subject to conditions set by Council. In the Environmental Protection, Open Space, and Future Development Area zones of the Development Regulations, approval of such utilities will be at Council’s discretion.

Lands within the Utility designation are set aside exclusively for major utilities that cannot be encroached upon by incompatible development. Examples include water and wastewater treatment plants, electrical substations, solid waste sites, and major communication towers. Approval of utilities within this designation will be at Council’s discretion.

Alternative Energy Facilities

Wind, small hydro and solar energy generation facilities may be permitted in any land use designation subject to conditions set by Council, including the following:

(1) The location and design of such utilities shall take into consideration potential impacts on nearby land uses, persons and the natural environment.

(2) Wind generators permitted within built-up areas will be limited to single turbines designed to serve individual properties.

(3) To provide for adequate safety and comfort of persons and properties, Council will ensure that there is an adequate separation distance between any type of wind generator and nearby buildings and structures.

(4) Energy utilities are subject to required approvals by relevant provincial and federal departments.

3.2.15 Provision for the Disabled and Elderly

Council will consider the mobility needs of disabled and elderly residents in the planning and design of municipal streets, buildings and recreational facilities and when approving commercial, public and large residential buildings and facilities.

(1) Council will endeavor to improve accessibility standards for persons with physical or sensory disabilities.

(2) All commercial, public and institutional buildings must be constructed in conformity with the *Buildings Accessibility Act*.

(3) Design and construction of streets, sidewalks, crosswalks, park facilities and other municipal facilities will incorporate accessibility standards and best practices.

3.2.16 Provisions Related to Airport Impacts

Due to Gander Airport operations, special provisions are necessary to minimize safety and noise hazards from aircraft flight activities.

(1) Design and construction of new buildings and structures will conform to Airport Building Height Constraints as specified in the Development Regulations.

(2) New residential development will conform to guidelines related to the 30 Noise Exposure Forecast Contour as shown on the Future Land Use and Zoning maps.

3.3 General Environmental Policies

Conservation values are intrinsic to this Municipal Plan. High priority is given to protecting sensitive areas and preventing stormwater impacts, soil erosion and watercourse sedimentation. Land use decisions will duly consider environmental sustainability and biodiversity objectives.

3.3.1 Protection of Sensitive Areas

Environmentally sensitive lands, including the water supply area, watercourses, riparian areas, wetlands, protected waterfowl habitat in Habitat Management Units designated under Eastern Habitat Joint Venture, steep

slopes such as those on the north side of Gander Lake, wet and unstable soils and other important habitat, will be protected from potentially damaging development.

3.3.2 Consideration of Environmental Impacts

Potential environmental effects will be considered when reviewing development applications. At its discretion, or in accordance with other statutory requirements, Council may refer development proposals for advice and/or regulatory approval to government departments such as Municipal Affairs and Environment, Service Newfoundland and Labrador, Health and Community Services, Fisheries and Oceans Canada and Environment Canada.

3.3.3 Soils and Drainage

Development shall be permitted only on lands with soil and drainage conditions that, in the opinion of Council, are suitable for the proposed use.

3.3.4 Watercourse and Wetland Protection

(1) Development in the vicinity of a watercourse or wetland will be carried out in a manner that minimizes the potential for environmental impacts, protects natural drainage and preserves existing public access to the water.

(2) Conservation buffers will be established to protect watercourses from stormwater discharges, erosion, sedimentation and pollution.

(3) Where it deems that a proposed development may affect a wetland, at its discretion, Council may:

- (a) require the developer to have the wetland delineated by a qualified consultant,
- (b) establish a sufficient buffer from the edge of the wetland in which development may not be permitted,
- (c) require such other conditions or restrictions to protect the wetland and/or
- (d) refuse to approve the development if it believes that identified impacts cannot be sufficiently minimized or mitigated.

3.3.5 Unstable Geology and Soils

Development in areas that are environmentally sensitive or hazardous due to wet or unstable soils, high water table, or unstable geological conditions, may be restricted or subjected to terms and conditions to reduce potential impacts.

3.3.6 Shorelines

Development near lake and river shorelines shall be carried out in a manner that minimizes potential environmental impacts, protects natural features and preserves existing public access to and along the shoreline.

3.3.7 Steep and Unstable Slopes

Steep and unstable slopes may be subject to development restrictions or other conservation measures designed to minimize environmental impacts and hazards to humans and properties resulting from development.

3.3.8 Storm Drainage

Development will not be permitted in a manner that causes excessive increases in stormwater runoff such that it could be detrimental to adjacent properties, unstable slopes, nearby watercourses, or other sensitive areas.

In areas where there is concern that development may contribute to excessive increases in stormwater runoff, Council may require developers and landowners to:

(1) Set aside undeveloped land where stormwater can be discharged to naturally infiltrate into the soil.

(2) Maintain vegetated buffers between stormwater drainage outlets and watercourses to minimize direct discharges into watercourses.

(3) Conserve existing trees or plant new trees and shrubs to promote soil infiltration and capture sediments.

(4) Channel runoff to gardens and low-lying areas on the development site and on individual lots.

(5) Take advantage of the topography to reduce storm drainage, for example, retain natural depressions in the landscape to accumulate runoff and promote soil infiltration.

(6) Re-establish vegetative cover immediately on gravel surfaces, banks, drainage ditches and other areas disturbed by construction activity.

3.3.9 Habitat Conservation

Council decisions affecting wetlands and known waterfowl habitat will be guided by the Gander Habitat Conservation Plan, which is the basis of a Stewardship Agreement between the Town and the Province. Council will ensure existing and future Habitat Management Units are environmentally protected. In this current Municipal Plan, these include the Cobbs Pond, Northwest Bog, Whitman's Pond, Peyton's Pond and Benton Management Units. On the Future Land Use maps, lands within the Cobbs Pond Management Unit are designated Open Space and Conservation and all land within the other four Units is designated Conservation.

3.3.10 Climate Change

Climate change is forecast to generate more precipitation and more frequent extreme weather events and consequently increased shoreline flooding and erosion. This Municipal Plan has considered climate change factors in designating land for future development in proximity to watercourses and wetlands.

3.3.11 Gander Lake Protected Water Supply Area

The Gander Lake Protected Water Supply Area is designated under the *Water Resources Act*. The protected area boundaries include lands inside and outside of the Town's Planning Area. Inside the Planning Area, the boundaries of the Protected Water Supply Area are delineated on the Future Land Use maps.

Development within the Protected Water Supply Area will conform to the guidelines and requirements of the Water Resources Division. Development applications will be referred to the Gander Lake Watershed Monitoring Committee for review and recommendations.

3.3.12 Use of Discretionary Authority

Council may exercise its discretionary authority to prohibit or set conditions on development when, in its opinion, the development might have undesirable environmental impacts, for example, excessive run-off onto adjacent properties, flooding, soil erosion, siltation of streams or exposure of contaminated soils.

3.4 Infrastructure Policies

3.4.1 Water Supply System

(1) Council will maintain its water supply system, including intake, storage tanks, treatment plant and distribution system, in good working order to ensure the availability of an adequate quantity and quality of water for residents, businesses and public facilities.

(2) Adequate fire flows will be maintained in all areas served by municipal water.

3.4.2 Sanitary Sewer System

Council will maintain the Town's sanitary sewer system in good working order.

3.4.3 Stormwater Management

Council will maintain storm drainage ditches, storm sewers and related facilities in good working order.

3.4.4 Water and Sewer Requirements for Land Development

(1) All water and sewer infrastructure associated with new land development must meet the minimum standards of the Town and be approved by the Town engineer.

(2) The costs of installing water and sewer services and connecting new lots to the municipal system will be the sole responsibility of the developer.

3.4.5 Transportation

The transportation system in Gander includes a hierarchy of arterial, collector and local roads, as well as public trails and walkways. Arterial and collector roads are shown in Table 3-1.

Table 3-1: Gander Urban Street Classification

Major Arterial	Minor Arterial	Collector	
Trans Canada Highway	Cooper Boulevard	Airport Boulevard/James Boulevard	Caldwell Street
Gander Bay Road	Magee Road	Bennett Drive	Cobham Street
		Briggs Street	Memorial Drive
		Byrd Avenue	Morgan Drive
		Edinburgh Avenue	Raynham Avenue
		Elizabeth Drive	Rowsell Boulevard

Consideration of Environmental Impacts

New highways, streets, water crossings and associated infrastructure will be located and constructed to minimize adverse impacts on environmentally sensitive areas and resources.

Arterial Roads

(1) Purpose

The primary purpose of an arterial road is to provide safe and efficient traffic flow for vehicles travelling to and through the Planning Area. A secondary purpose is to distribute traffic within the Planning Area.

(2) Description

The Trans Canada Highway (Route 1) and the Gander Bay Road (Route 330) are Gander's major arterial roads. Magee Road and Cooper Boulevard are its minor Arterial Roads.

(3) Individual Accesses

Council will use its discretionary authority if necessary, to prevent development of any driveway or other private access along Routes 1 and 330 where it deems that access would adversely affect traffic safety and/or efficiency. In addition, Council will not approve an access along these routes that has not first been approved by the Department of Transportation and Works and Service Newfoundland and Labrador.

Provision for the Disabled and Elderly

Streets, sidewalks, public walkways, parking areas and access points to public and commercial buildings will be designed to facilitate easy access and movement by disabled and elderly persons.

Collector Roads

(1) Purpose

The primary purpose of collector roads is to distribute traffic between major points and local streets within the Town.

(2) Description

Collector roads in the Gander Planning Area include:

Airport Boulevard/James Street	Memorial Drive
Bennett Drive	Morgan Drive
Caldwell Street	Ogilvie Street
Cobham Street	Raynham Avenue
Edinburgh Avenue	Roe Avenue
Elizabeth Drive	Rowsell Boulevard

(3) Individual Accesses

Access to abutting properties on collector roads will not be restricted but will be properly planned to ensure they do not impede safety and traffic efficiency.

Local Roads

(1) Purpose

Local roads are intended to serve properties located on the street and generally are not used by traffic except to access these properties and adjoining local streets.

(2) Description

Local roads include all remaining streets not referred to as arterials or collectors.

(3) Future Road Connections

Council will ensure that appropriate street reservations are reserved along local roads to provide for future connections to backland areas with development potential.

Street Design and Construction

(1) The location, design and construction of public streets will meet Council's minimum requirements for public safety, traffic efficiency, access to adjoining land and construction quality.

(2) Except where it is not physically feasible, new streets shall be located such that there will be sufficient land to develop lots on both sides in accordance with the development standards of the zone.

(3) The layout of a new street will provide adequate reservations to accommodate road extensions and access to backland areas for future development.

(3) The costs of constructing and connecting new streets to the municipal street system will be the sole responsibility of the developer.

4.0 LAND USE DESIGNATIONS

The Town's growth and development will be managed by designating lands within the Planning Area according to broad future land use categories (Table 4-1). These designations are shown on Future Land Use Maps 1, 2 and 3. Policies outlined in this section specify Council's intent related to land use and forms of development in each of the following land use designations.

Table 4-1: Future Land Use Designations

Future Land Use Designation	Zones	Abbreviation
Conservation	Environmental Protection	EP
Residential	Residential Low Density Residential Medium Density Residential High Density-1 Residential High Density-2 Residential Mini-Home Residential Rural	RLD RMD RHD-1 RHD-2 RMH RR
Commercial	Town Centre Commercial General Commercial Shopping Centre Commercial Highway Commercial Local	TC CG CSC CH CL
Industrial	Commercial-Light Industrial Industrial General	CLI IG
Tourism Recreation	Tourism Recreation	TR
Public Institutional	Public Institutional	PI
Open Space	Open Space Open Space Recreation	OS OSR
Utility	Utility	UT
Highway Corridor	Highway Corridor	HC
Rural	Rural Residential Seasonal	RU RS
Future Development Area	Future Development Area	FDA
Airport	Airport	AP

4.1 Conservation

The overriding goal of the Conservation designation is to protect environmentally vulnerable and important lands and natural resources including Gander's drinking water supply, other surface water resources, wetlands, steep slopes and waterfowl habitat.

4.1.1 Land Use Zones

The Development Regulations will establish one land use zone within the Conservation designation (Table 4-2).

Table 4-2: Conservation Designation - Land Use Zones

Zone	Intent	Application
Environmental Protection	Protect watercourses, wetlands, waterfowl habitat, flood risk areas, steep slopes and other sensitive lands. Provide highest level of source water protection within the municipal water supply area.	Protective watercourse buffers within the Gander Lake Protected Water Supply Area and along other rivers, lakes, streams and wetlands. Protects steep slopes and designated waterfowl habitat.

Environmental Protection

(1) Conservation uses are permitted.

(2) At its discretion, Council may permit open space uses such as walking trails and boardwalks in appropriate locations. It may also permit recreational docks in appropriate locations. Before approving such developments, it must be clearly demonstrated to Council that potential adverse effects on the site, adjacent water bodies and aquatic and waterfowl habitat will be minimal. Also, Council must be satisfied that a proposed development will not unreasonably impede public access to or along shorelines.

(3) At its discretion, Council may permit transportation developments, for example, road crossings of streams, bridges, culverts and stormwater drains, but only if alternative locations are not feasible and Council considers the proposed development to be in the public interest. Council shall consult with the Department of Municipal Affairs and Environment, Fisheries and Oceans Canada and other relevant agencies before approving any such development.

(4) Excavation and infilling of land and water will not be permitted unless it is to redirect stormwater or is a public work that has been approved by the Water Resources Division of the Department of Municipal Affairs and Environment.

4.2 Residential

Areas are designated as Residential to preserve the amenity of existing residential areas and accommodate new housing needs. Existing residential development consists primarily of single detached dwellings. Other types of development include mini-home subdivisions, apartment buildings and double and row house developments.

4.2.1 General Intent

The general intent of the Residential designation is to facilitate housing for all residents regardless of age, income, abilities and family status and to ensure development proceeds in a way that maintains a pleasant residential environment. By permitting a variety of housing forms, it is Council's objective to ensure housing remains affordable for all socio-economic groups. Residential development will be managed in a manner that utilizes infrastructure efficiently and preserves and protects sensitive environments and public open space.

4.2.2 Guiding Principles

In guiding residential growth, Council will endeavour to achieve a balance between the following principles:

(1) Future development will maintain the Town's natural and scenic character.

(2) Future development will accommodate an appropriate mix of housing types to meet changing market conditions and socio-demographic needs of residents.

(3) Future development will proceed in a way that ensures municipal infrastructure and services can be delivered and maintained at a reasonable cost to taxpayers.

4.2.3 Land Use Zones

The Development Regulations shall establish six land use zones within the Residential designation (Table 4-3).

Table 4-3: Residential Designation - Land Use Zones

Zone	Intent	Application
Residential Low Density	Recognize existing and accommodate future low-density neighbourhoods of single-detached dwellings.	Existing neighbourhoods and future subdivisions.
Residential Medium Density	Recognize existing and accommodate future medium-density neighbourhoods of predominantly single-detached dwellings and also double and multi-unit dwellings.	Existing neighbourhoods and future subdivisions.
Residential High Density-1	Recognize existing and accommodate future high-density developments including single dwellings, apartment buildings, double dwellings and row housing.	Existing high-density single-dwelling neighbourhoods as well as future single and multi-unit developments.
Residential High Density-2	Recognize existing and accommodate future high-density developments including apartment buildings, double dwellings, row housing and residential care and retirement housing.	Scattered existing high-density housing areas as well as new development.
Residential Mini-Home	Recognize existing mini-home neighbourhoods and accommodate needs for future mini-home and tiny home developments.	Existing mini-home neighbourhoods and new subdivisions for mini-homes and tiny houses.
Residential Rural	Recognize existing rural residential development and provide for limited complementary commercial uses and agriculture.	Existing and future unserviced residential and compatible uses on Magee Road and Gander Bay Road.

4.2.4 Residential Low Density Zone

The Residential Low Density zone applies to only a few existing residential areas in Gander, namely two sections of Memorial Drive, the Towers Avenue area and Richman Place. Future zoning of low-density subdivisions will depend on market demand and specific development proposals. Single detached dwellings will remain the only housing form in this zone, however applications for residential care homes may be considered.

Land Use

(1) Permitted housing the Residential Low Density zone includes single dwellings only.

(2) Conservation, open space, short-term rental (MPA#5, DRA#7, 2025), transportation and utilities are complementary permitted uses.

(3) Residential uses that may be permitted at Council's discretion include secondary suites, subsidiary apartments and residential care homes.

(4) At Council's discretion, a home-based business may be permitted in accordance with the Gander Home Based Business Regulations.

(5) Other uses that may be permitted at Council's discretion include bed and breakfasts, childcare services, community gardens, domestic sawmills, group care centres, personal livestock uses and recreational open space.

(6) At Council's discretion, antennas may be permitted in compliance with Federal regulations.

4.2.5 Residential Medium Density Zone

The Residential Medium Density zone applies to most existing residential areas in Gander. Single dwellings will remain the predominant housing form in this zone. Higher density housing may be encouraged as well in appropriate locations. Highest priority for development will be to optimize the use of existing infrastructure through infill along existing streets and locating new subdivisions in areas that can be economically connected to existing streets and piped services.

Land Use

(1) Permitted housing the Residential Medium Density zone includes single and double dwellings as well as secondary suites and subsidiary apartments.

(2) Conservation, open space, short-term rental (MPA#5, DRA#7, 2025), transportation and utilities are complementary permitted uses.

(3) Residential uses that may be permitted at Council's discretion include apartment buildings, lodging houses, residential care homes, retirement homes and row houses.

(4) At Council's discretion, a home occupation may be permitted in accordance with the Gander Home Based Business Regulations.

(5) Forestry may be permitted at Council's discretion in areas where built-up development is not likely to occur for several years.

(6) Other uses that may be permitted at Council's discretion include bed and breakfasts, childcare services, community gardens, group care centres, neighbourhood centres, personal livestock uses and recreational open space.

(7) At Council's discretion, antennas may be permitted in compliance with Federal regulations.

4.2.6 Residential High Density-1 Zone

The Residential High Density-1 zone currently applies to the Ogilvie Street area in the west of Gander, which is dominated by single dwellings on small lots. No new areas for such small lot development are identified, however, this zone may be expanded to other areas if warranted by demand and/or affordable housing needs.

Land Use

(1) Permitted housing the Residential High Density-1 zone will include single, double and row houses.

(2) Conservation, open space, short-term rental (MPA#5, DRA#7, 2025), transportation and utilities are complementary permitted uses.

(3) Residential uses that may be permitted at Council's discretion include apartment buildings, lodging houses, residential care homes, retirement homes, secondary suites and subsidiary apartments.

(4) At Council's discretion, a home occupation may be permitted in accordance with the Gander Home Based Business Regulations.

(5) Other uses that may be permitted at Council's discretion include, bed and breakfasts, childcare services, community gardens, convenience stores, group care centres, homeless shelters, neighbourhood centres and recreational open space. At Council's discretion, antennas may be permitted in compliance with Federal regulations.

4.2.7 Residential High Density-2 Zone

The Residential High Density-2 zone applies to various existing areas characterized by a concentration of apartment buildings, row houses, residential care homes and/or retirement homes. While no new areas for such high-density development are identified, they will be encouraged as necessary to accommodate needs for residential care, retirement and affordable single and multi-unit housing.

Land Use

(1) Permitted housing the Residential High Density-2 zone will include single, double and row houses, secondary suites and subsidiary apartments.

(2) Conservation, open space, short-term renta l(MPA#5, DRA#7, 2025), transportation and utilities are complementary permitted uses.

(3) Apartment buildings, collective residential, residential care homes and retirement homes may be permitted at Council's discretion.

(4) At Council's discretion, a home occupation may be permitted in accordance with the Gander Home Based Business Regulations.

(5) Other uses that may be permitted at Council's discretion include bed and breakfasts, childcare services, clubs and lodges, community gardens, convenience stores, group care centres, homeless shelters, neighbourhood centres and recreational open space.

(6) At Council's discretion, antennas may be permitted in compliance with Federal regulations.

4.2.8 Residential Mini-Home Zone

The Residential Mini-home zone applies to existing mini-home subdivisions located on Gray Avenue, Viscount Crescent and Curtis Avenue. Mini-homes are the prevailing form of development on these streets, although there are also single and semi-detached dwellings. The intent of the zone is to accommodate the development of mini-homes as an affordable housing form. Depending on demand this zone may also permit development of subdivisions for tiny homes, a relatively new housing form.

Land Use

(1) Permitted housing in the Residential Mini-home zone will include mini-homes.

(2) Conservation, open space, short-term rental (MPA#5, DRA#7, 2025), transportation and utilities are complementary permitted uses.

(3) Double dwellings, mobile homes, row houses and tiny houses may be permitted at Council's discretion.

(4) At Council's discretion, a home occupation may be permitted in accordance with the Gander Home Based Business Regulations.

(5) Other uses that may be permitted at Council's discretion include childcare services, community gardens, convenience stores, neighbourhood centres and recreational open space.

(6) At Council's discretion, antennas may be permitted in compliance with Federal regulations.

4.2.9 Residential Rural Zone

The Residential Rural zone takes in the Gander Bay Road area and some parts of the Magee Road area. Properties in these areas do not have piped municipal services.

Land Use

(1) Permitted housing the Residential Rural zone include single dwellings, secondary suites and subsidiary apartments.

(2) Conservation, open space, short-term rental (MPA#5, DRA#7, 2025), transportation and utilities are complementary permitted uses.

(3) At Council's discretion, a home occupation may be permitted in accordance with the Gander Home Based Business Regulations.

(4) Other uses that may be permitted at Council's discretion include arts and craft studios, bed and breakfasts, campgrounds, childcare services, community gardens, crop agriculture, domestic sawmills, group care homes, homeless shelters, kennels, neighbourhood centres, personal livestock uses, places of worship, recreational open space, tourist cottages and veterinary uses.

(5) At Council's discretion, antennas may be permitted in compliance with Federal regulations.

4.3 Commercial

The Commercial designation includes existing commercial and mixed development areas along with proposed future development areas. These include established main areas of commercial activity in the vicinity of Elizabeth

Drive, Airport Boulevard, Cooper Boulevard, Roe Avenue and the Trans Canada Highway. It also includes various smaller commercial areas dispersed throughout the Town.

4.3.1 General Intent

In keeping with Council's goal of increased economic activity, areas are designated Commercial to facilitate business development and enhance Gander's position as a regional service centre and transportation hub. Commercial areas allow for a range of commercial uses, ranging from retail and service industries, highway services, air traffic control services, visitor accommodations and retail-based light industrial services.

4.3.2 Compatibility with Neighbouring Uses

New development will be permitted to the extent that it is a suitable fit with surrounding existing development and will not unreasonably affect nearby residential areas with respect to noise, dust, glare, vibration, smell, traffic, aesthetics and related factors.

Council may impose conditions to require a commercial or industrial use to maintain an attractive appearance and minimize adverse impacts on existing uses, including proper site layout, buffering, screening and control or restriction of potentially noxious or hazardous activities. Required screening may include fencing, berms and/or appropriate plantings of trees and shrubs.

Council will ensure that a high standard of building design and appearance is maintained for all development in this designation.

4.3.3 Off-Street Parking and Loading

Adequate off-street parking and loading facilities shall be provided to Council's satisfaction.

4.3.4 Area Plan

Council will require an Area Plan to be approved before permitting development of new streets in the Commercial designation.

An Area Plan will be a professionally prepared document with text and accompanying maps. It will be reviewed by Council to determine conformity with the Municipal Plan and Development Regulations. Prior to approving an Area Plan, Council at its discretion may give public notice, make the plan available for public review and consider all objections and representations received.

4.3.5 Land Use Zones

The Development Regulations shall establish five land use zones within the Commercial designation (Table 4-4).

Table 4-4: Commercial Designation - Land Use Zones

Zone	Intent	Application
Town Centre	Maintain and enhance Gander's downtown area by promoting redevelopment of vacant and underused buildings and a stronger	A compatible mix of commercial and residential uses to renew the potential of the old downtown area to function as a hub of community and commercial activity.

Zone	Intent	Application
	storefront-based, pedestrian-oriented environment.	
Commercial General	Recognize existing general retail sites and accommodate future retail development needs.	Existing and future commercial lands in vicinity of Airport Boulevard, Cooper Boulevard, Elizabeth Drive, Roe Avenue and the east end of Memorial Drive.
Commercial Shopping Centre	Recognize existing large retail outlets and provide for additional future anchor store developments.	Existing commercial lands in vicinity of Airport Boulevard, Cooper Boulevard, Roe Avenue. Provide for future anchor store development in the vicinity of Cooper Boulevard/Roe Avenue.
Commercial Highway	Recognize the existing highway service area and provide for future development.	Existing commercial accommodations and highway services area along the TCH.
Commercial Local	Maintain and enhance small commercial developments that serve nearby residential areas.	Existing convenience stores and strip malls with small retail and service outlets.

4.3.6 Town Centre Zone

The Town Centre zone takes in the older downtown area on both sides of Elizabeth Drive as well as the north side of Airport Boulevard, taking in the Town Hall, the old shopping centre, former post office, Salvation Army Church, Arts and Culture Centre, Community Centre and Gander Curling Club. Council's objective for this area is to promote an enhanced mix of pedestrian-oriented commercial development, public and community uses, along with residential apartments over groundfloor commercial uses.

The Town Centre designation will promote a compatible mix of low-impact commercial, community and residential uses. The designation will allow for development of pedestrian-oriented retail and service outlets, offices, restaurants, pubs, visitor accommodations, assembly uses, open space and other compatible uses.

Land Use

(1) Permitted retail and service uses will include communication services, convenience stores, general services, indoor markets, medical services, offices, personal and professional services, shops, take-out food services and veterinary services.

(2) Complementary permitted uses include conservation, open space, transportation and utilities.

(3) Other permitted uses include childcare services, cultural and civic, general assembly and short-term rental. (MPA#5, DRA#7, 2025)

(4) Residential uses permitted at Council's discretion include apartments over groundfloor uses, apartment buildings and collective residential.

(5) Other uses that may be permitted at Council's discretion include amusement uses, cannabis retail outlets,

catering, clubs and lodges, commercial accommodations, community gardens, drinking establishments, educational uses, emergency services, homeless shelters, indoor and outdoor assembly, outdoor markets, places of worship, recreational open space, shopping centres and taxi stands.

(6) At Council's discretion, antennas may be permitted in compliance with Federal regulations.

4.3.7 Commercial General Zone

Commercial General is the largest commercial zone in Gander. The largest blocks of developed CG land front onto Airport Boulevard, Armstrong Boulevard and the north side of the east end of Memorial Drive. Smaller CG sites are located along Elizabeth Drive, Magee Road and McCurdy Drive. Less developed areas in the zone include Baird Avenue and a proposed development area between Baird Avenue and Memorial Drive The intent of this zone is to facilitate general commercial and retail-oriented light industrial development that will strengthen Gander's position as a regional retail and service centre.

The Commercial General zone allows for the development of various types of retail, service and light industrial businesses, as well as certain cultural and public service uses.

Land Use

(1) Permitted business uses communications, general services, indoor markets, medical services, offices, passenger assembly, personal and professional services, shops, taxi stands and veterinary services.

(2) Conservation, open space, transportation and utilities are complementary permitted uses.

(3) Other permitted uses include childcare services, cultural and civic uses, emergency services and short-term rental. (MPA#5, DRA#7, 2025)

(4) Residential uses that may be permitted at Council's discretion include apartment buildings and apartments over permitted groundfloor uses.

(5) Other uses that may be permitted at Council's discretion include amusement, autobody shops, cannabis retail outlets, catering, clubs and lodges, collective and commercial accommodations, community gardens, convenience stores, crematoriums, crop agriculture, drinking establishments, educational uses, funeral homes, garden centres, general assembly uses, general and light industry, homeless shelters, kennels, lumber yards, outdoor assembly, outdoor markets, recreational open space, recycling depots, service stations, shopping centres, take-out food services and vehicle sales and services.

(6) At Council's discretion, antennas may be permitted in compliance with Federal regulations.

4.3.8 Commercial Shopping Centre Zone

The intent of the Commercial Shopping Centre zone is to accommodate larger retail outlets and anchor stores that not only enhance Gander's position as a regional economic centre but also serve to attract development of smaller retail and service businesses. Developed commercial lands in the CSC zone include the Dominion Store/Gander Mall area between Cooper Boulevard and Bennett Drive and the Walmart/Kent Buildings Supplies Area on the north side of Roe Avenue. A vacant site immediately north of the Walmart and Kent properties is also zoned CSC to accommodate future large retail developments. There is also vacant land fronting onto Roe Avenue in front of Walmart and Kent.

Land Use

(1) Permitted business uses in the CSC zone include communications, general services, medical services, offices, personal and professional services, shops, shopping centres and veterinary services.

(2) Conservation open space, transportation and utilities are complementary permitted uses.

(3) Other permitted uses include childcare services, general assembly uses and short-term rental. (MPA#5, DRA#7, 2025)

(4) Uses that may be permitted at Council's discretion include amusement uses, cannabis retail outlets, catering, convenience stores, crop agriculture, drinking establishments, garden centres, homeless shelters, indoor markets, light industry, lumber yards, outdoor markets, recreational open space, service stations, take-out food services, taxi stands and vehicle sales and services.

(5) Council's discretion, antennas may be permitted in compliance with Federal regulations.

(6) Residential uses that may be permitted at Council's discretion include apartment buildings and apartments over permitted groundfloor uses. (MPA#5, DRA#7, 2025)

4.3.9 Commercial Highway Zone

The Commercial Highway zone applies to land abutting the Trans Canada Highway. Commercial establishments in this zone are primarily oriented to serving the travelling public, although are heavily used by local residents as well. Main uses in this zone will be those that provide travel related services such as service stations, food outlets, hotels and motels.

Land Use

(1) Permitted business uses in the Commercial Highway zone include commercial accommodations and passenger assembly. Offices are permitted as accessory uses to main uses.

(2) Conservation, open space, transportation and utilities are complementary permitted uses.

(3) Uses that may be permitted at Council's discretion include catering, communications, crop agriculture, convenience stores, drinking establishments, homeless shelters, indoor markets, recreational open space, service stations, shops, take-out food services and taxi stands.

(4) At Council's discretion, antennas may be permitted in compliance with Federal regulations.

4.3.10 Commercial Local Zone

The Commercial Local zone applies to relatively small commercial developments dispersed throughout Gander, which were traditionally oriented to serving residents from nearby residential areas. Examples include convenience stores and strip malls with small retail and service outlets. In recent years many of these developments have experienced economic decline due to competition from larger retail stores and changing consumer preferences. It is Council's intent to allow more diverse types of development in these areas to encourage their economic renewal.

Land Use

(1) Permitted business uses in the Commercial Local zone include convenience stores, general services, medical services, offices, personal and professional services and shops.

(2) Conservation, open space, transportation and utilities are complementary permitted uses.

(3) Other permitted uses include childcare services, community gardens and short-term rental. (MPA#5, DRA#7, 2025)

(4) Residential uses that may be permitted at Council's discretion include apartment buildings, apartments over groundfloor permitted uses, residential care homes, and retirement homes.

(5) Other uses that may be permitted at Council's discretion include catering, homeless shelters, indoor markets, outdoor markets, service stations and take-out food services.

(6) At Council's discretion, antennas may be permitted in compliance with Federal regulations.

4.4 Industrial

The Industrial designation includes existing industrial areas and designated future development areas. These include established areas of general and light industrial activity in the vicinity of McCurdy Drive and Baird Avenue, as well a new industrial development area west of the Town in the Ogilvie Street area.

4.4.1 General Intent

In keeping with Council's goal of increased economic activity, areas are designated Industrial to facilitate business development and ensure a diversified economic base. Industrial areas in this designation allow for a range of general industrial and light industrial-commercial uses.

4.4.2 Compatibility with Neighbouring Uses

New development will be permitted to the extent that it is a suitable fit with surrounding existing development and will not unreasonably affect nearby residential areas with respect to noise, dust, glare, vibration, smell, traffic and related factors.

Council may impose conditions to require a commercial or industrial use to maintain an attractive appearance and minimize adverse impacts on existing uses, including proper site layout, buffering, screening and control or restriction of potentially noxious or hazardous activities. Required screening may include fencing, berms and/or appropriate plantings of trees and shrubs.

4.4.3 Off-Street Parking and Loading

Adequate off-street parking and loading facilities shall be provided to Council's satisfaction.

4.4.4 Area Plan

Council will require an Area Plan to be approved before permitting development of new streets in the Industrial designation. An Area Plan will be a professionally prepared document with text and accompanying maps. It will be reviewed by Council to determine conformity with the Municipal Plan and Development Regulations. Prior to approving an Area Plan, Council at its discretion may give public notice, make the plan available for public review and consider all objections and representations received.

4.4.5 Land Use Zones

The Development Regulations shall establish two land use zones within the Industrial designation (Table 4-5).

Table 4-5: Industrial Designation - Land Use Zones

Zone	Intent	Application
Commercial-Light Industrial (CLI)	Provide for future mixed commercial-light industrial development.	No land currently zoned CLI.
Industrial General (IG)	Recognize existing general industrial areas and provide lands for general industrial development.	Some existing areas as well as new industrial land abutting the Trans Canada Highway west of the Town.

4.4.6 Commercial-Light Industrial Zone

No areas are currently zoned Commercial-Light Industrial, however the zone table is necessary in the likelihood of the need for future development that will need to be relatively free of potential conflicting retail types of development. The Commercial-Light Industrial zone will allow for the development of light industrial development and associated commercial uses.

Land Use

(1) Permitted main uses include emergency services, garden centres, general services and light industry.

(2) Offices and shops will be permitted if they are accessory to a main use.

(3) Conservation, open space, transportation and utilities are complementary permitted uses.

(4) Uses that may be permitted at Council's discretion include autobody shops, crematoriums, crop agriculture, emergency services, funeral homes, general garages, general industry, general services, kennels, lumber yards, recreational open space, recycling depots, recycling facilities, service stations, taxi stands, vehicle sales and services, and waste transfer stations.

(5) At Council's discretion, antennas may be permitted in compliance with Federal regulations.

4.4.7 Industrial General Zone

The Industrial General zone applies to existing industrial areas on McCurdy Drive and Baird Avenue and a proposed new industrial site in the vicinity of the fire training depot west of the Town.

The Industrial General zone is established to accommodate general and light industrial uses and may include uses that are potentially hazardous in nature. Types of uses typically found in the IG zone include general industrial uses such as fuel storage, manufacturing and processing, fabrication and construction yards, trucking and heavy equipment depots, bulk storage, warehouses, industrial storage, concrete plants and salvage yards. The designation may also accommodate light industrial and compatible commercial uses such as plumbing shops, fabrication and repair shops, heavy equipment dealers, etc. . Other non-industrial type uses may be permitted at Council's discretion. (*MPA2, 2022 DRA3, 2022)*

Land Use

(1) Permitted Uses in the Industrial General zone include autobody shops, general garages, general industry, light industry and service stations.

(2) Offices and shops will be permitted if they are accessory to a main use.

(3) Conservation, open space, transportation and utilities are complementary permitted uses.

(4) Uses that may be permitted at Council's discretion include crematoriums, crop agriculture, emergency services, general services, hazardous industry, lumber yards, recreational open space, recycling depots, recycling facilities, salvage yards and waste transfer stations, *drinking establishments (MPA2, 2022 and DRA3, 2022) and Personal Services (MPA4, 2023 and DRA6, 2023)*

(5) At Council's discretion, antennas may be permitted in compliance with Federal regulations.

4.5 Tourism Recreation

The intent of the Tourism Recreation designation is to facilitate business and economic activities related to Gander's strategic advantage as a primary gateway for visitor traffic in Central Newfoundland. Locations in this zone are regarded as attractive sites for commercial visitor services, accommodation and outdoor recreation facilities.

4.5.1 Protecting Environmentally Important and Scenic Areas

Council may restrict or set conditions on development in locations that are identified as environmentally or aesthetically sensitive. In such areas protection and conservation will take priority over development.

4.5.2 Development Plan

Before development of any proposed tourism or recreation development will be permitted, a proponent must submit a development plan for Council's approval in accordance with requirements set out in the Development Regulations.

4.5.3 Land Use Zones

The Development Regulations shall establish one land use zone within the Tourism Recreation designation, also referred to as Tourism Recreation (Table 4-6).

Table 4-6: Tourism Recreation Designation - Land Use Zones

Zone	Intent	Application
Tourism Recreation	Provide lands for a mix of commercial tourism and recreational uses.	Existing and future mixed-use tourism and recreation areas.

4.5.4 Tourism Recreation Zone

Land Use

The Tourism Recreation zone will allow for the development of a strategic mix of campgrounds and/or tourist cottage establishments combined with outdoor recreation and open space uses and appropriate accessory retail and service uses.

(1) Permitted uses in the Tourism Recreation zone include, open space and recreational open space

(2) Conservation, short-term rental, transportation and utilities are complementary permitted uses. (MPA#5,

DRA#7, 2025)

(3) Uses that may be permitted at Council's discretion include amusement uses, campgrounds clubs and lodges, commercial accommodations, community gardens, crop agriculture, cultural and civic uses, assembly uses, outdoor markets and tourist cottage establishments.

(4) Catering, convenience stores, offices, shops and take-out food services may be permitted at Council's discretion if they are accessory to a tourist cottage establishment, campground, or recreational open space use.

(5) At Council's discretion, an accessory dwelling to a main use if it is deemed necessary for the operation and/or security of that use.

(6) At Council's discretion, antennas may be permitted in compliance with Federal regulations.

4.6 Public Institutional

The Public Institutional designation refers to lands used for institutional uses such as schools, churches, public medical facilities and government buildings.

4.6.1 General Intent

Lands are designated as Public Institutional to permit the development of public and institutional uses such as churches, schools, community facilities, medical facilities and government buildings.

4.6.2 Land Use Zones

The Development Regulations shall establish one land use zone within the Public Institutional designation, also referred to as Public-Institutional (Table 4-7).

Table 4-7: Public Institutional Designation - Land Use Zones

Zone	Intent	Application
Public Institutional	Provide lands for churches, schools, medical facilities, government buildings and community facilities.	Existing and future public and institutional areas.

Land Use

(1) Permitted uses in the Public Institutional zone include childcare services, community gardens, cultural and civic uses, education uses, medical services and medical treatment and special care.

(2) Offices will be permitted if they are accessory to a main use.

(3) Conservation, open space, transportation and utilities are complementary permitted uses.

(4) Uses that may be permitted at Council's discretion include assembly uses, cemeteries, clubs and lodges, collective residential facilities, correctional facilities, emergency services, church manses, homeless shelters, places of worship, residential care facilities, and recreational open space.

(5) At Council's discretion, catering and shops may be permitted that are accessory to a main use.

(6) At Council's discretion, antennas may be permitted in compliance with Federal regulations.

4.7 Open Space

4.7.1 General Intent

The Open Space designation refers to lands set aside for parks and open space, passive recreation, trails, cemeteries and separation buffers between different land use classes. The Newfoundland T'Railway corridor through Gander's built-up area is located in the Open Space designation.

4.7.2 Land Use Zones

The Development Regulations shall establish two land use zones within the Open Space designation, Open Space and Open Space Recreation (Table 4-8).

Table 4-8: Open Space Designation - Land Use Zones

Zone	Intent	Application
Open Space	Provide lands for parks, open space, passive recreation, trails, cemeteries, outdoor gatherings and community events and buffers between potentially conflicting land uses.	Existing and future open space areas.
Open Space Recreation	Provide lands for outdoor and indoor sports and recreation facilities and community events and activities.	Existing and future recreational areas e.g., golf course, ski club, T'Railway, existing sports fields and future recreational centre in the Magee Road/Cooper Boulevard area.

4.7.3 Open Space Zone

This zone is also referred to as Open Space.

Land Use

(1) Permitted uses in the Open Space zone include community gardens, conservation and open space.
(2) Uses that may be permitted at Council's discretion include cemeteries, docks, marinas, outdoor assembly, recreational open space, transportation and utilities.
(3) At Council's discretion, catering and take-out food services may be permitted that are accessory to a main use such as a marina or assembly use.
(4) At Council's discretion, outdoor markets may be permitted on a temporary basis, for example, as part of a community event.
(5) At Council's discretion, antennas may be permitted in compliance with Federal regulations.

Cemetery

An application to develop or expand a cemetery must be accompanied by a site design plan for Council's consideration.

4.7.4 Open Space Recreation Zone

Land Use

(1) Permitted uses in the Open Space Recreation zone include childcare services, community gardens, conservation, open space and recreational open space.

(2) Transportation and utilities are complementary permitted uses.

(3) Uses that may be permitted at Council's discretion include assembly uses and outdoor markets.

(4) At Council's discretion, catering and take-out food services may be permitted that are accessory to a main use such as an assembly use.

(5) At Council's discretion, antennas may be permitted in compliance with Federal regulations.

4.8 Utility

Gander's utilities include the municipal water supply system including intake, storage tank and treatment plant, sewage treatment plants, electrical substations and major transmission lines, communications towers and waste landfill site.

4.8.1 General Intent

Lands designated Utility are reserved exclusively for public utility uses.

4.8.2 Land Use Zones

The Development Regulations shall establish one land use zone within the Utility designation, also referred to as Utility (4-9).

Table 4-9: Utility Designation - Land Use Zones

Zone	Intent	Application
Utility	Provide lands exclusively for major utilities that cannot be encroached upon by conflicting land uses.	Current and future public utility uses.

4.8.3 Utility Zone

At Council's discretion general and light industrial uses may be permitted that are accessory to a main utility use This zone is also referred to as Utility. Existing and future land uses within the Utility zone includes the municipal water storage tank and treatment plant, future sewage treatment plant, electrical substations, waste landfill site and major communication towers.

Land Use

(1) Permitted uses in the Utility zone include conservation and transportation.

(2) Uses that may be permitted at Council's discretion include electrical utilities, recycling facilities, solid waste facilities, waste transfer facilities, wastewater utilities and water supply utilities.

(3) At Council's discretion, antennas may be permitted in compliance with Federal regulations.

4.9 Highway Corridor

4.9.1 General Intent

The Highway Corridor designation refers to the two arterial highway corridors that pass through the Gander Planning Area – the Trans Canada Highway (Route 1) and the Gander Bay Road (Route 330) This designation recognizes the status of these roads as protected highways under the *Provincial Protected Roads Zoning Regulations*.

4.9.2 Highway Corridor Zone

The Development Regulations shall establish one land use zone within the Highway Corridor designation – also referred to as Highway Corridor.

Land Use

(1) Transportation is a permitted use in the Highway Corridor zone.

(2) Open space and conservation are complementary uses that will be permitted.

4.10 Rural

4.10.1 General Intent

Areas are designated Rural to recognize their importance for natural resource utilization, agriculture development and protection, outdoor recreation, habitat conservation and certain industrial activities that may not be suitable in or near Gander's built-up areas.

Urban encroachment into rural areas will be minimized in order to sustain resource-based activities and reduce the loss, fragmentation and degradation of forestlands, potential agricultural lands, existing and potential aggregate resource lands, wildlife and fish habitat and existing and proposed recreational cottage areas.

4.10.2 Land Use Zones

The Development Regulations shall establish two land use zones within the Rural designation (Table 4-10).

Table 4-10: Rural Designation - Land Use Zones

Zone	Intent	Application
Rural	Recognize lands presently used or with potential for agriculture, forestry and other natural resource developments.	Existing rural lands lying outside Gander's built-up areas.
Residential Seasonal	Recognize existing and accommodate future recreational cottage areas.	Existing and future recreational cottage areas.

4.10.3 Rural Zone

The Rural zone applies to significant tracts of land located in the eastern, western and northern extremities of the Gander Planning Area.

Land Use

(1) Permitted uses in the Rural zone include community gardens, conservation, crop agriculture, forestry, mineral and petroleum exploration, open space, short-term rental (MPA#5, DRA#7, 2025), transportation and utilities.

(2) Uses that may be permitted at Council's discretion include asphalt plants, campgrounds, livestock agriculture, mineral working, mining, petroleum extraction, recreational open space, salvage yards and waste transfer stations.

(3) Shops and outdoor markets may be permitted if they are clearly accessory to a permitted farm, campground, or recreational open space use.

(4) At its discretion, Council may permit a dwelling that is accessory to a permitted main use such as a farm provided that the dwelling is necessary to the feasible operation of that main use.

(5) A general, light, or hazardous industrial use may be permitted at Council's discretion provided that the use is accessory to a permitted main use (e.g., agriculture, forestry, mineral working, mining, petroleum extraction) or is deemed to be unsuitable for built-up areas.

(6) At Council's discretion, antennas may be permitted in compliance with Federal regulations.

Environmentally Sensitive and Scenic Areas

Council may restrict or set conditions on land uses and resource extraction activities in locations where it deems that the use may adversely affect steep slopes, geologically unstable areas, wetlands, watercourses and other sensitive areas. In these areas, protection and conservation will take priority over development.

Forestry

Forest harvesting and management activities on Crown land will be subject to the requirements and supervision of the Forestry Branch of the Department of Fisheries and Land Resources.

(1) Logging activities shall respect the Town's objectives for environmental protection, municipal watershed protection, scenic preservation and recreation areas.

Mineral Working

Mineral working operations will be subject to terms and conditions to minimize impacts on water resources and other sensitive environmental resources.

4.10.4 Residential Seasonal Zone

The Residential Seasonal zone takes in areas around Joe Batts Pond, Miller's Waters, Smith's Waters, Jonathon's Pond, Boot Pond, Home Pond, Soulis Pond and Deadman's Pond. Seasonal residential properties do not receive any municipal services.

Land Use

(1) Permitted housing the Residential Seasonal zone include recreational dwellings.

(2) Conservation, open space, short-term rental (MPA#5, DRA#7, 2025), and utilities are complementary permitted uses.

(3) At Council's discretion, antennas may be permitted in compliance with Federal regulations.

4.11 Future Development Area

4.11.1. General Intent

(1) Land is designated Future Development Area so as to reserve it for future urban development and prevent it from becoming developed in an alternative way that would preclude urban development.

(2) No buildings, structures, or other forms of permanent development will be permitted on lands designated as Future Development Area.

4.11.2 Land Use Zone

The Development Regulations shall establish one land use zone within the Future Land Use designation – also referred to as Future Land Use.

4.11.3 Land Uses

(1) Permitted uses within this designation include conservation and open space.

(2) Uses that Council may permit at its discretion include forestry, mineral exploration, and certain recreational open space uses. No permanent buildings or structures accessory to these uses will be permitted.

(3) At Council's discretion, antennas may be permitted in compliance with Federal regulations.

4.12 Airport

4.12.1 General Intent

The Airport designation refers to lands under the control of the Gander International Airport Authority. These lands are designated for the development and operation of the Airport.

4.12.2 Airport Zone

The Development Regulations shall establish one land use zone within the Airport designation – also referred to as Airport. The zone recognizes existing land uses on these lands and provides for future airport-related development.

Land Use

(1) All land uses and development in the Airport zone are managed under the authority of Gander International Airport.

5.0 IMPLEMENTATION

The Gander Municipal Plan will be implemented over the next 10 years through decisions of Council. Of particular importance to Council are the following:

- Effective administration of the Municipal Plan
- Public participation
- Development Regulations
- The basis of development control and
- The procedure for considering amendments to the Municipal Plan.

5.1 Administration of the Plan

The Gander Municipal Plan is comprised of goals and objectives (Section 2 of this document), community-wide land use policies (Section 3), designation-specific land use policies (Section 4) and a program of implementation (Section 5). The Background Report (Separate document) provides information but does not form part of the legally binding Gander Municipal Plan. All development applications will be evaluated as to their conformity to the policies in the Municipal Plan.

5.1.1 Map Interpretation

(1) For the purpose of administering the Municipal Plan, Future Land Use Maps 1 and 2 shall be read only in conjunction with the goals, objectives and land use policies of the Plan.

(2) The boundaries of the land use designations shown on the Future Land Use Maps are general only and, except where they coincide with roads, shorelines, or other prominent physical features, are not intended to define exact limits. No amendment to the Gander Municipal Plan shall be required to allow minor adjustments of the land use boundaries. Other than such minor boundary adjustments, no development shall be permitted that does not conform to the Plan.

5.1.2 Development Applications

(1) A person wishing to develop land for any purpose within the Gander Municipal Planning Area must apply to Council for permission through the established procedure. Council shall require that all development applications conform fully to the Gander Municipal Plan before proceeding. Council may refuse or approve the application and may set conditions on approval. The decision of Council may be appealed to the appropriate appeal board.

(2) Once conformity to the Municipal Plan has been established, Council shall ensure that each development proposal is given an evaluation.

(3) If Council suspects that a Provincial or Federal policy or statute may come into effect, it will refer the development proposal to the relevant government department or agency for approval or comments.

(4) Council's final decision on an application will be based on the desire to guide the development of Gander in the best long-term interest of residents and landowners.

5.1.3 Subdivision Proposals and Agreements

(1) Evaluations of proposed subdivisions of land for development will include the following:

(a) An investigation of the physical conditions and features of the site, opportunities for development and constraints on development.

(b) A demonstration of how the proposed subdivision will connect to existing roads, how it will affect existing developments and whether it will provide future access to undeveloped lands in the area.

(c) A demonstration that the proposed subdivision will be compatible with surrounding land uses, both existing and future.

(d) An examination of proposed municipal services and the long-term public costs of providing and maintaining these services.

(e) Consideration of how stormwater drainage will be managed to minimize increased run-off onto adjacent lands.

(f) Consideration of how the development may affect important and sensitive environmental resources.

(2) Before major land developments are approved in the Gander Municipal Planning Area, Council may require the developer to enter into a development agreement with the Town. Such an agreement shall establish the conditions under which development will proceed and shall be binding on both parties. Any conditions governing the development will be enforced by attaching them to the development permit.

5.1.4 Non-Conforming Uses

(1) A building, structure, or other development that does not conform with the intent and permitted land uses of this Municipal Plan, but which legally existed before the registration date of the Plan, will be permitted to continue as a "non-conforming use" subject to the provisions of Section 108 of the *Act*.

(2) Notwithstanding subsection (1), if a non-conforming use is discontinued for a consecutive period of twelve months, it shall not be recommenced and any further use of the land or building shall conform to the intent of this Plan and its Development Regulations.

(3) A non-conforming use under this Municipal Plan:

(a) shall not be internally or externally varied, extended or expanded unless otherwise approved by Council,

(b) shall not be structurally modified except as required for the safety of the building, structure or development,

(c) shall not be reconstructed or repaired for use in the same non-conforming manner where 50 percent or more of the value of that building, structure or development has been destroyed,

(d) may have the existing use for that building, structure or development varied by Council to a use that is, in Council's opinion more compatible with this Municipal Plan and its Development Regulations

(e) may have the existing building extended where, in Council's opinion, that extension is not more than 50 percent of the existing building

(f) where the non-conformity is with respect to the standards included in the Development Regulations, shall not be expanded if the expansion would increase the non-conformity; and

(g) where the building or structure is primarily zoned and used for residential purposes, may, in accordance with this Municipal Plan and its Development Regulations, be repaired or rebuilt where 50 percent or more of the value of that building or structure is destroyed.

5.2 Public Participation

The Municipal Plan is an expression of the goals and aspirations of the citizens of Gander, therefore, periodic reviews of the Plan provide an opportunity for public participation and input and can be an invaluable tool for the successful implementation of planning.

Council will take advantage of opportunities to involve the public in decision-making processes with respect to future planning and development of the community.

5.3 Development Regulations

Pursuant to Section 35 of the *Urban and Rural Planning Act, 2000*, Council has adopted the Gander Land Use Zoning and Subdivision Regulations (referred to as the Development Regulations) in order to implement the goals, objectives and land use policies of the Municipal Plan. The Development Regulations control the subdivision and development of all land within the Gander Planning Area.

5.3.1 Council Responsibility

In accordance with Section 35 of the *Urban and Rural Planning Act, 2000*, the Development Regulations have been established to ensure that land is controlled and used only in accordance with the Gander Municipal Plan.

5.3.2 Content

The Development Regulations:

(1) divide the Planning Area into land use zones

(2) indicate permitted and discretionary land uses in each land use zone,

(3) set out municipal-wide and zone-specific requirements and standards for the subdivision and development of land,

(4) set out the administrative procedures for dealing with development permit applications and the issuing of development and building permits,

(5) set out the regulations respecting the non-conforming development and use of land,

(6) set the minimum notice periods for Council decisions respecting discretionary land uses, non-conforming land uses and variances,

(7) set out the regulations and procedures respecting appeals of Council decisions and

(8) set out the regulations respecting the enforcement of permit requirements.

5.4 Development Control

This section discusses Council's authority and obligations regarding development control.

5.4.1 Municipal Plan is Binding

Gander Municipal Plan is a legal document that is binding upon all persons and organizations including Council.

5.4.2 Council Responsibility

Council shall exercise appropriate control over development in the Gander Planning Area in accordance with the Municipal Plan and the Development Regulations.

5.4.3 Subdivision Development Applications

(1) All persons wishing to subdivide or develop land for any purpose within the Planning Area shall apply to Council for permission on the prescribed application form and shall submit a detailed drawing of the proposal indicating the location and dimensions of the land and the development.

(2) Council will examine the application on the basis of the Development Regulations. Council may approve the application, approve it with conditions, or refuse it.

5.4.4 Right to Appeal

An applicant who receives a refusal decision from Council on a development application may appeal that decision to the Appeal Board in accordance with the Gander Development Regulations. Any other persons who feel they are aggrieved by a Council decision on a development application may also appeal that decision to the Appeal Board.

5.4.5 Provincial and Federal Referrals

If Council deems a proposed development may be affected by policies or regulations of a Provincial or Federal department, the application will be referred to the concerned department for comment before a permit is issued.

5.5 Amending the Municipal Plan and Development Regulations

This Municipal Plan was prepared on the basis of existing and expected future conditions. It is Council's intention not to amend the Plan for a five-year period after its adoption, after which another Plan Review will be undertaken. Nevertheless, if circumstances change in unforeseen ways during the planning period, Council may consider possible amendments to the Plan.

5.5.1 Municipal Plan Amendment

If Council decides to adopt an amendment to the Municipal Plan, in accordance with Section 25 of the *Urban and Rural Planning Act, 2000*, the amendment procedure will be the same as for the adoption of the Municipal Plan as a whole. This procedure is outlined in Sections 14 to 24 of the *Act*.

5.5.2 Stand Alone Amendment to Development Regulations

(1) If Council decides to adopt an amendment to the Development Regulations that does not also require a change to the Municipal Plan, the amendment procedure will be in accordance with Section 35 (5) of the *Act*.

(2) Council shall give notice of the proposed change in a newspaper circulated in the area and shall receive representations with respect to those changes before forwarding the adopted amendment to the Department of Municipal and Intergovernmental Affairs and for registration under Section 24 of the *Act*.

N

Home Pond

Jonathan's Pond

Soulis Pond

Deadman's Pond

Gander Lake

Trans Canada Highway

RURAL

Protected Watershed Boundary

HIGHWAY CORRIDOR

FUTURE DEVELOPMENT AREA

UTILITY

RESIDENTIAL

CONSERVATION

OPEN SPACE

SEE MAP 2

AIRPORT

Town of GANDER

Municipal Plan 2019 - 2029

Future Land Use Map 1

0 500 1,000 1,500 Meters

1:30,000

- Conservation
- Residential
- Open Space
- Utility
- Highway Corridor
- Rural
- Future Development Area
- Airport
- Planning Area Boundary
- Municipal Boundary
- Trans Canada Highway
- Newfoundland T'Railway
- Protected Watershed Boundary
- 30 Noise Exposure Forecast (NEF) Contour
- Waste Disposal Buffer
- Habitat Management Unit
- Benton Local Service District

Dated at Gander:
This___Day of_____, 2021

Mayor_____

Clerk _____

CIP CERTIFICATION

I certify that the Town of Gander Municipal Plan has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

_____

John Baird, MCIP

Town of
GANDER

Municipal Plan 2019 - 2029
Future Land Use Map 2

- CONSERVATION
- RESIDENTIAL
- COMMERCIAL
- TOURISM RECREATIONAL
- INDUSTRIAL
- PUBLIC INSTITUTIONAL
- OPEN SPACE
- UTILITY
- HIGHWAY CORRIDOR
- RURAL
- FUTURE DEVELOPMENT AREA
- AIRPORT
- CONTOUR LINE
- MAJOR ARTERIAL
- MINOR ARTERIAL
- COLLECTOR ROAD
- NEWFOUNDLAND T'RAILWAY
- MUNICIPAL BOUNDARY

N

0 200 400 Meters
1:7,500

Dated at Gander:
This___Day of_____, 2021

Mayor_____

Clerk _____

CIP CERTIFICATION

I certify that the Town of Gander Municipal Plan has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

_____
John Baird, MCIP

Waste Disposal Buffer
Municipal Boundary
Habitat Management Unit
Whitmans Pond
Gander Bay Road
Habitat Management Unit
Habitat Management Unit
Habitat Management Unit
Cobb's Pond
Little Cobb's Pond
Gander Lake
Cooper Blvd
Briggs Street
Magee Road
Rowsell Boulevard
Raynham Avenue
Byrd Ave
Morgan Dr
Newfoundland T'Railway
Memorial Drive
Edinburgh Avenue
Airport Blvd
James Blvd
Elizabeth Dr
Caldwell St.
Bennett Drive
Cobham St.
Future Bypass Road
Ogilvie Street